PREPARED BY:
Yolanda Flint
2424 Brittany Dr
Nashville, Tennessee
37206

RETURN DEED AND MAIL TAX STATEMENTS TO:
Yolanda Flint
2424 Brittany Dr
Nashville, Tennessee
37206

Karen Johnson Davidson County
Batch # 1347714 DEEDQC
11/18/2025 01:43:22 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251118-0091932

PARCEL ID NUMBER:
08316006100

Blank Space Above Line Reserved For Recorder's Use

TENNESSEE QUITCLAIM DEED

COVER PAGE

DATE: **November 17 2025**
PROPERTY ADDRESS: **2424 Brittany Dr, Nashville, Tennessee, 37206**
GRANTOR: **Steven Flint**

TENNESSEE QUITCLAIM DEED

(*Pursuant to Tenn. Code § 66-5-103(2)*)

State of Tennessee

County of Davidson

THIS QUITCLAIM DEED, dated November 17 2025, is made by and between the Grantor, identified as follows:

Name: **Steven Flint**
Address: 3267 Hinkle Dr, Nashville, Tennessee, 37218
Marital Status: Separated (But Legally Married)

AND the Grantee, identified as follows:

Name: **Yolanda Flint**
Address: 2424 Brittany Dr, Nashville, Tennessee, 37206
Marital Status: Separated (But Legally Married)

Legal description of the property:

Property having Lot No. 311, with the Section No. Four, and having the following description: Lot No. 311, with the Section No. Four and property beginning at Lot 311 Fortland Park Section 4. Current Deed Reference 20240531-0040339.

Commonly known as: 2424 Brittany Dr, Nashville, Tennessee, 37206.

Parcel identification number: 08316006100

WITNESSETH, that Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, does quitclaim to the Grantee all of Grantor's right, title, interest, and claim in or to the above-described property.

TOGETHER with all and singular the rights and appurtenances thereto in any wise belonging.

~~**TO HAVE AND TO HOLD** the aforesaid property unto the Grantee, and the heirs, successors, and assigns of Grantee, so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to said property or any part thereof.~~

IN WITNESS WHEREOF, the Grantor has duly executed this Deed on the day and year first above written.

Signature: Steven Flint
Print Name: Steven Flint

Spousal Acknowledgment: (*If the Grantor's spouse must sign this instrument, the Grantor's spouse may sign and execute on the below fields.*)

I, the undersigned, spouse of Steven Flint, in accordance with this Deed, and in consideration of good and valuable consideration, do hereby waive all my rights in and to the above-described real property, including any rights of dower, homestead, curtesy, community property, and any other applicable right, title, or interest.

Spouse Signature: Steven Flint
Spouse Print Name: Steven Flint



NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)

) ss.

County of Davidson)

On this 17th day of November, 20 25, before me, Allison Y. Patton, personally appeared, ~~Yolanda Flint~~ Steven Flint Allison Patton, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Quitclaim Deed instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Allison Y Patton (SEAL)
Notary Signature

Allison Y. Patton
Notary Printed Name

My Commission Expires: 11/8/27



OATH OF CONSIDERATION: (*Pursuant to Tenn. Code § 67-4-409(a)(1)(F)(i)*)

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for the transfer of real property under the foregoing Quit Claim Deed instrument is $0.

Affiant/Grantee Signature: Yolanda Flint
Affiant/Grantee Printed Name: Yolanda Flint

Affiant/Grantee Signature: _____
Affiant/Grantee Printed Name: _____

Subscribed and sworn before me, this 17th day of November, 2025.

Allison Y Patton (SEAL)
Signature

Allison Y. Patton
Printed Name 11/8/27

ALLISON Y. PATTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2027

ALLISON Y. PATTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2027

AYP